WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

(Affiant)

Sworn to and subscribed before me this 7th day of October, 2019.

Notary Public

My commission expires: 7/6/20

DONNA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 297716 DEEDWARR
10/08/2019 02:29:22 PM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20191008-0103116

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-AR-19-608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Lauren E. Bidez and Damian P. Marshall (NAME)	**Lauren E. Bidez and Damian P. Marshall** (NAME)	**155-08-0B-069.00-CO**
608 South Riverbend Ct (ADDRESS)	608 South Riverbend Ct (ADDRESS)	
Nashville, TN 37221 (City) (State) (Zip)	Nashville, TN 37221 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin Arney and Penny Arney, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren E. Bidez and Damian P. Marshall, Wife and Husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Subdivision for phase 1 of South Colony at Riverbend of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Arney and Penny Arney, husband and wife by Warranty deed from Thomas E. Bryant and wife, Lianne M. Bryant of record in Instrument No. 20170921-0096782 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 21, 2017.

Being also known as 608 South Riverbend Court Nashville, Tennessee 37221.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record,

(3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7199, Page (s) 119 and 135, Book 9792, Pages 20 and 24, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 5349, Page 921, Book 6474, Page 354, Book 6486, Page 588, in the Register's Office for Davidson County, Tennessee.

4. By-Laws of South Colony at Riverbend of record in Book 7781, Page 645, in the Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Book 8748, Page 816, in the Register's Office for Davidson County, Tennessee.

6. Dedication of Common Area to South Colony at River Bend Homeowners Association of record in Book 7781, Page 637, in the Register's Office for Davidson County, Tennessee.

7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties of record in Book 6613, Page 536, in the Register's Office for Davidson County, Tennessee.

8. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of October, 2019.

_____(SEAL)
Kevin Arney

_____(SEAL)
Penny Arney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2019, before me personally appeared Kevin Arney and Penny Arney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2019.

_____
Notary Signature
My commission expires: July 6, 2020

QUINDAL EVAN'S SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

Personally appeared before me, _____, a notary public for this county and state, _____ _____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: _____
Notary's Seal